



SALE HIGHLIGHTS



13,050 SF Downtown Retail
and Office Building



100% Occupied - 18 Office
and Retail Tenants



Sale Price: \$2,600,000 (\$199.23/SF)



NOI: \$100,915.76

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OVERVIEW

HIGHLIGHTS

- Highly desirable downtown location
- Stable occupancy
- Ample street and garage parking nearby
- Downtown District zoning allows for mixed usage
- Possible repositioning opportunity

Price: \$2,600,000

Price/SF: \$199.23

Building Size: 13,050 SF

Number of Tenants: 18

Net Leasable Area: 13,050 SF

Occupied: 13,050 SF

Lot Size: 0.18 AC

Year Built: 1925

Building Height: 2 Stories

Frontage: 60 FT on W Oak St

Zoning: D (Downtown District)



AREA OVERVIEW



AERIAL VIEW



Civic Center
Park



140 OAK
STREET

THE REGIONAL



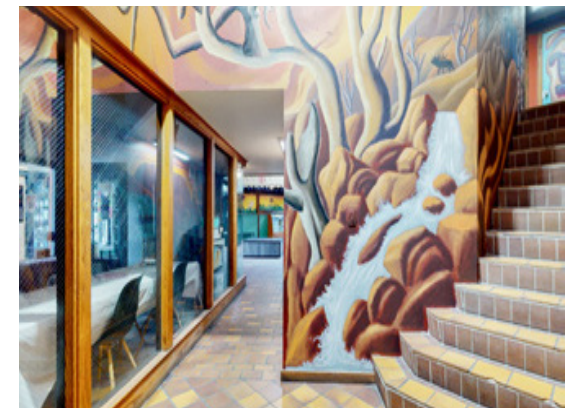
Mason St. Parking Lot



Dandelions & Rust

First Interstate Bank

PROPERTY PHOTOS



RENT ROLL

| 140 Oak St | | | | | | |
|-------------|-----------------|--------------------|---------------------|-------------------|------------------|------------------|
| Total RSF | 13,050 SF | | | | | |
| Tenant | Expiration Date | Monthly Rent | Annual Rent | Unit SF | Unit RSF | Price/SF (Gross) |
| 110 | Jan 2027 | \$2,097.00 | \$25,164.00 | 828.7 | 1,097.67 | \$22.92 |
| 120 | Jan 2027 | \$872.00 | \$10,464.00 | 345.1 | 457.11 | \$22.89 |
| 130 | Jan 2027 | \$1,278.00 | \$15,336.00 | 505 | 668.90 | \$22.93 |
| 140/240/260 | Jun 2026 | \$2,275.00 | \$27,300.00 | 2,242 | 2,969.67 | \$9.19 |
| 150 | Aug 2026 | \$2,930.00 | \$35,160.00 | 1,157.8 | 1,533.58 | \$22.93 |
| 160 | Dec 2024 | \$1,594.00 | \$19,128.00 | 629.9 | 834.34 | \$22.93 |
| 170 | Jan 2027 | \$1,500.00 | \$18,000.00 | 1,156.5 | 1,531.86 | \$11.75 |
| 210 | Jan 2026 | \$820.00 | \$9,840.00 | 324.9 | 430.35 | \$22.87 |
| 210 A&B | Feb 2026 | \$500.00 | \$6,000.00 | 292.9 | 387.96 | \$15.47 |
| 220 | Feb 2025 | \$660.00 | \$7,920.00 | 261.5 | 346.37 | \$22.87 |
| 230 | Jan 2026 | \$1,000.00 | \$12,000.00 | 640.5 | 848.38 | \$14.14 |
| 250 | Jul 2026 | \$700.00 | \$8,400.00 | 278.8 | 369.29 | \$22.75 |
| 270 | Feb 2025 | \$770.00 | \$9,240.00 | 304.2 | 402.93 | \$22.93 |
| 280 | Jan 2026 | \$650.00 | \$7,800.00 | 324.1 | 429.29 | \$18.17 |
| 290A | Jan 2027 | \$325.00 | \$3,900.00 | 128 | 169.54 | \$23.00 |
| 290B | Feb 2025 | \$424.00 | \$5,088.00 | 167.5 | 221.86 | \$22.93 |
| 295 | Jan 2027 | \$650.00 | \$7,800.00 | 264.9 | 350.88 | \$22.23 |
| | | \$19,045.00 | \$228,540.00 | 9,852.3 SF | 13,050 SF | |

| Rentable Square Footage Calc | |
|------------------------------|---------|
| Gross Building SF | 13,050 |
| Usable SF | 9,852.3 |
| | |
| Load Factor | 1.32 |

FINANCIAL SUMMARY

Conceptual/Estimated Operating Expenses

| | |
|-------------------------------|---------------------|
| Insurance | \$17,341.00 |
| Real Estate Tax | \$78,222.24 |
| Maintenance | \$8,980.00 |
| Utilities | \$23,081 |
| Total Estimated Op Ex. | \$127,624.24 |

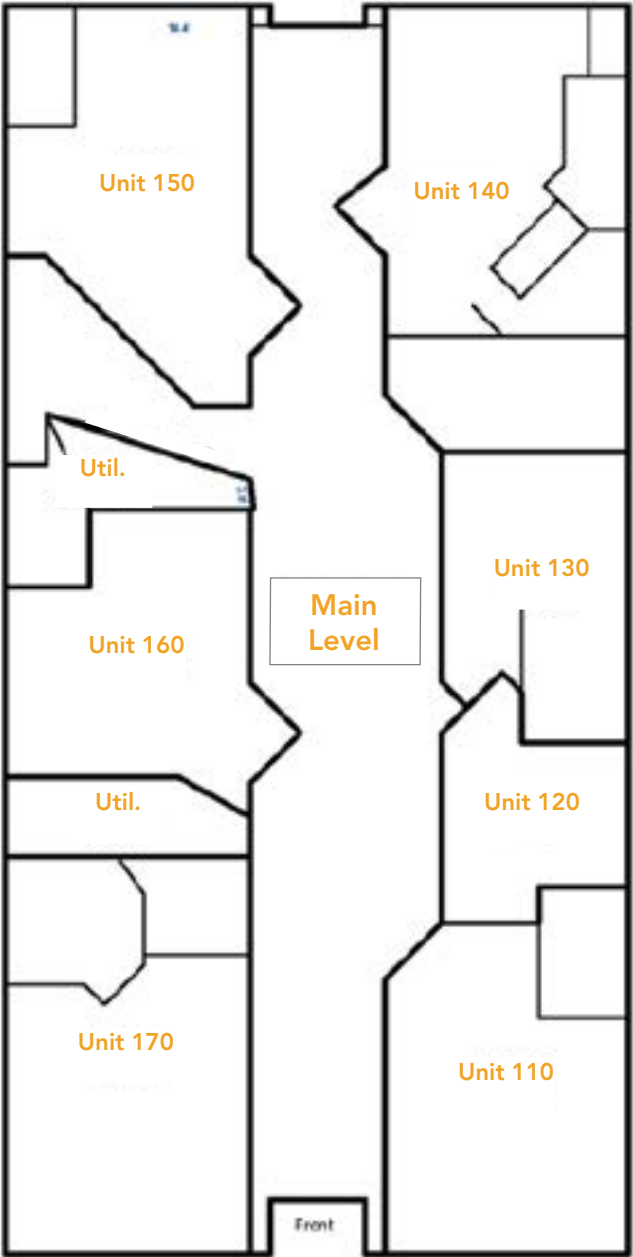
Conceptual/In-Place NOI

| | |
|-----------------------------------|---------------------|
| Gross Rental Income | \$228,540.00 |
| Estimated Op Ex. | \$127,624.24 |
| Net Operating Income (NOI) | \$100,915.76 |

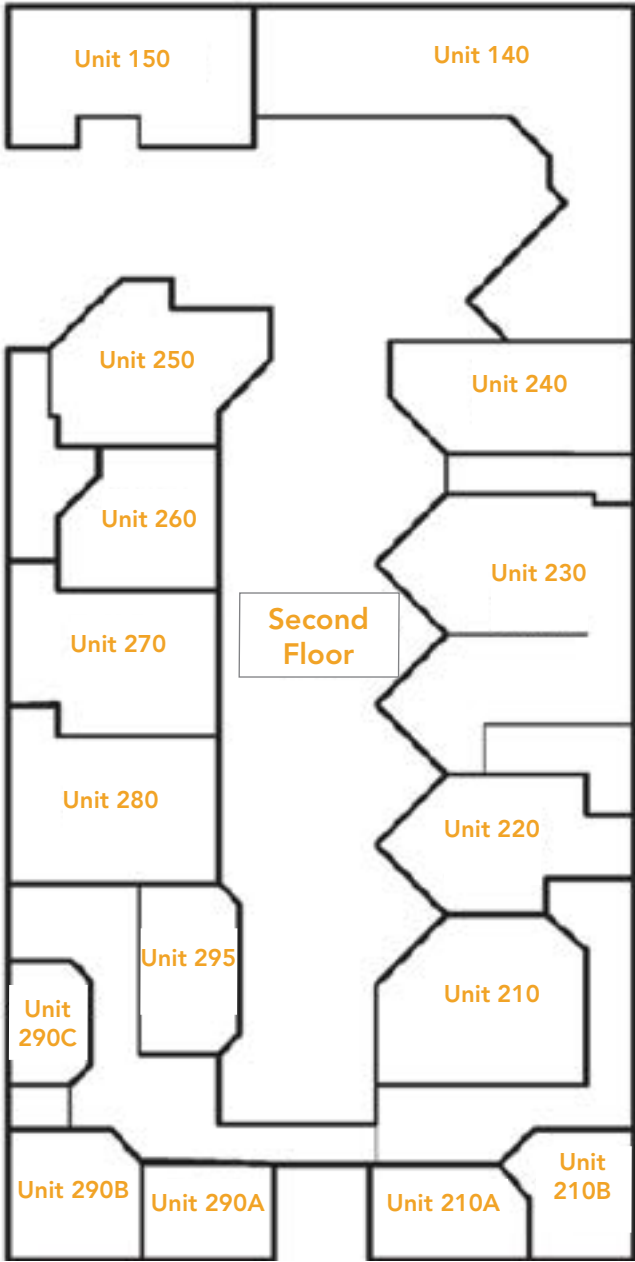


FLOORPLANS

FIRST FLOOR



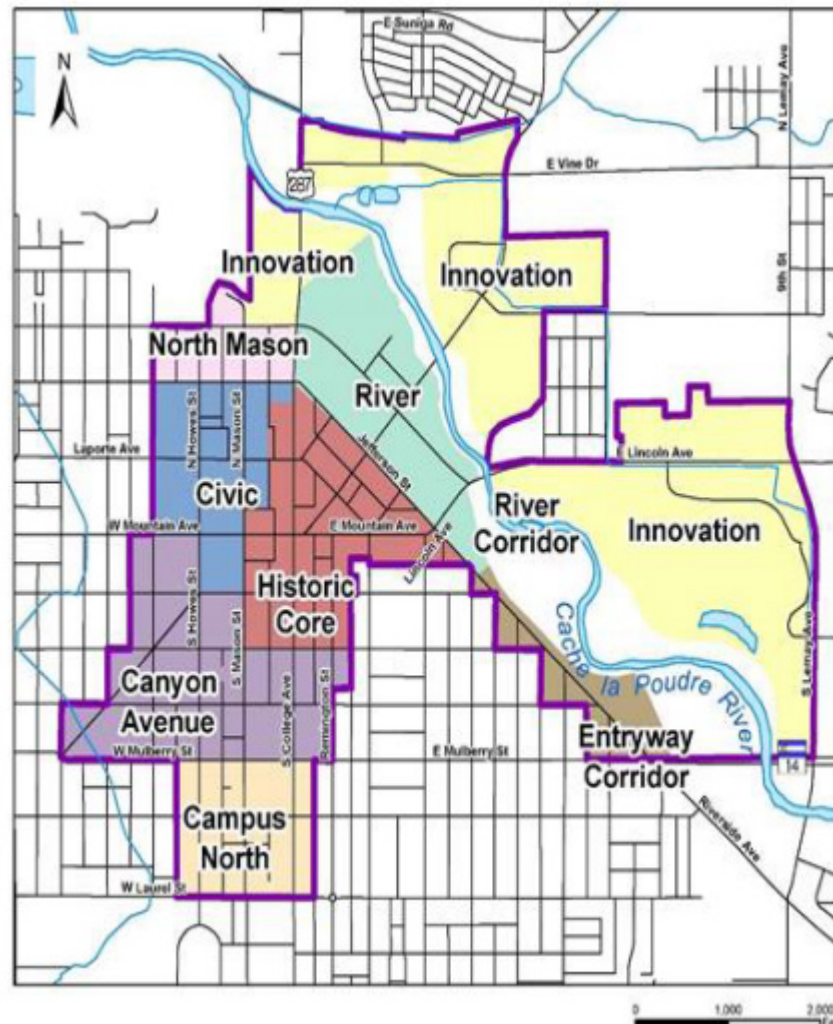
SECOND FLOOR



ZONING INFORMATION

D - Downtown District

The Fort Collins Downtown District zone is intended to provide a concentration of retail, civic, employment and cultural uses in addition to complementary uses such as hotels, entertainment, and housing, located along the backdrop of the Poudre River Corridor. It is divided into nine subdistricts as depicted below. The development standards for the Downtown District are intended to encourage a mix of activity in the area while providing for high-quality development that maintains a sense of history, human scale, and pedestrian-oriented character.



MARKET OVERVIEW



**Ranked #1 Best Place to
Live in America in 2020
by Livability**



**Ranked #2 Best City for
Remote Workers in 2021
by ApartmentList**



**Ranked #3 Best in College
Towns to Live in Forever
by CollegeRanker**



Enjoy activities, beautiful lodging and more at Horsetooth Reservoir, one of Colorado's most scenic outdoor paradises located only minutes from Fort Collins.



Home to over 20 craft breweries, Fort Collins produces over 70% of Colorado's craft beer and 7% of all craft beer in the United States.



Colorado State University consistently ranks as one of the top educational institutions in the country and brings many visitors to Fort Collins.

LOCAL ECONOMY

Thriving, diverse local economy with high-paying jobs and a stable, growing workforce.

- Fort Collins is one hour north of Denver and Denver International Airport, and it is the last major city in Colorado on I-25 before the Wyoming border. It is the fourth most populous city in Colorado.
- Fort Collins' economy is diverse and resilient. The key sectors driving growth in disposable income are manufacturing, high tech, higher education (CSU), clean energy, water innovation, biosciences and the state and federal government.
- Key employers in Fort Collins include Colorado State University, Poudre School District, UCHealth, Woodward, AMD, Intel, Microsoft, Broadcom, Advanced Energy, Anheuser-Busch, New Belgium, In-Situ, Noosa, Otter Products, Vestas, Walker Manufacturing, and Water Pik.
- Fort Collins is well-known in the tech space for having a major presence of semi-conductor firms. It is one of the few places on the planet with facilities for Advanced Energy Industries, Broadcom, Hewlett Packard, and Intel.

Fort Collins Top 10 Employers

| | |
|--------------------------------------|-------|
| Colorado State University | 8,400 |
| UCHealth | 5,400 |
| Poudre School District | 4,500 |
| City of Fort Collins | 2,100 |
| Larimer County | 2,000 |
| Broadcom (Avago Technologies) | 1,200 |
| Woodward, Inc | 1,200 |
| King Soopers (Dillon Companies Inc.) | 910 |
| Otter Products | 880 |
| Employment Solutions | 730 |

Sources: various, including BizWest Book of Lists, CDLE, Labor Market Information, newspaper articles, and annual reports



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